

COMMITTEE ON JOINT SCHOOL BUILDINGS

January 22, 2002

6:15 PM

The Clerk called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard, Garrity, Thibault
School Committee Members Herbert, Paradis, Beaudry

Messrs.: Kevin Sheppard, Tim Clougherty, Fred Matuszewski

The Clerk advised that a motion is in order to elect a Chairman of the Committee on Joint School Buildings.

Alderman Pinard moved to elect School Committee Member Herbert Chairman of the Committee on Joint School Buildings. School Committee Member Paradis duly seconded the motion. Alderman Thibault moved that the nomination be unanimous. Alderman Pinard duly seconded the motion. There being none opposed, the motion carried.

Chairman Herbert introduced the two new committee members former School Board Member, now an Alderman from Ward 9, Mike Garrity and School Committee Member Arthur Beaudry from Ward 9.

Alderman Garrity stated I have a few questions, do I ask them now or at the end of the meeting.

Chairman Herbert replied sure under new business at the end of the meeting.

Chairman Herbert addressed the following matters:

- a) meeting schedule;

After a brief discussion, it was agreed that meetings would be held the fourth Tuesday of each month beginning at 6:45 PM.

- b) introduction of staff involved in JSBC activities; and

Chairman Herbert stated we have Tim Clougherty and Kevin Sheppard here from the Highway Department. They represent our professional staff, as you all know, I personally want to thank them, they've done a great job since I've been here almost six years now and they've really done terrific, terrific work right through and I give them a lot of credit. But, this is the professional staff you will see.

Alderman Garrity asked, Mr. Chairman, do we normally have any representatives from the School District.

Chairman Herbert replied normally...Ron Chapman called me...his secretary called me today and he was unable to make it tonight. But, normally, yes there is either Ron Chapman or an Assistant Superintendent or the Superintendent himself is here.

Alderman Garrity stated so there is nobody in his absence tonight.

Chairman Herbert replied no. Oftentimes too the City will provide the Planning Director...we generally have the people here that have to support the agenda items because we always like to have the professional staff description and their understanding of what the job entails.

Alderman Thibault stated anything that has to do with schools will get to these guys and if this is something that this committee feels should get done, it will get done.

Alderman Garrity stated I just think it's important that there's a representative from the School District here because all of these projects tie into both Boards with CIP and School CIP.

Chairman Herbert stated normally Ron Chapman would be here or somebody.

- c) a brief overview regarding typical issues addressed by the Committee.

Chairman Herbert stated the Clerk has provided us all with a copy of the pertinent RSA's relative to this committee's responsibilities. In just very general terms, we basically oversee the construction, any major renovations, additions or construction of new school buildings in the district. It is our responsibility to see that the taxpayers monies are spent as they were voted by the Aldermen and also directed by the School Board and when we're done we sign off on these projects

and not until then is the property turned back over to the School District. So, that's a brief description of what we do in point of fact legally and in reality we do that and as well we tend to bring up issues just so that Aldermen, in particular, are kept apprised of what the School District is thinking of doing, so we like to have the Aldermen informed, so we oftentimes discuss things that are slightly outside that scope. And, the Aldermen also bring things forward that they want to discuss that may not be technically part of it. So, it's an information sharing committee and that's an important part of what we do as well.

Chairman Herbert addressed item 5 of the agenda:

5. Facilities Engineer's Report on FY03 CIP Projects (attached).

Mr. Clougherty stated the first item on the agenda was just to give the committee an update on what we're working on for the FY03 CIP allocation in anticipation of funding. As you can see the list was compiled based on the approval from the School District, I believe it was in the neighborhood of December 10th that they took the vote on the projects that we'd be looking for funding in FY03. The first five projects I'm currently working on procuring consultant services for with the exception of the Beech Street Kindergarten...we're experiencing some difficulties with the kindergarten at that location and we're working with the School District to refine the program and a location for that current project.

Chairman Herbert asked could you elaborate a little bit on that, Tim.

Mr. Clougherty stated we started out with doing some soils analysis and some borings at the Beech Street site and I started working with some of the people internally at the Highway Department to talk about what we knew about the site historically, what's there and we came across an existing brook that actually runs underground, it's a storm drainage culvert, it's about 12 feet in diameter and about 12 feet high and it's pretty aged in its history. The earliest drawing I could find was 1921 that showed it. So, we're very apprehensive about building on top of that structure. If we were to move it it would be cost prohibitive and if we were to disturb it in any way during construction it would create a very, very substantial impact to the budget.

School Committee Member Beaudry asked where does it actually run.

Mr. Clougherty replied it runs roughly from the northeast corner of the Central practice field to the southeast corner of the gymnasium at Beech Street and then cuts across toward Green Street which is on the southern side of the park that was recently redone.

Alderman Thibault asked doesn't that start way up on Mammoth Road.

Mr. Clougherty replied it actually starts at Stevens Pond, I think.

Mr. Sheppard stated that is part of the Cemetery Brook enclosure. It actually goes through the Elliot Hospital property. It may be opened in some areas...up near Mammoth Road it's actually opened.

Mr. Clougherty stated right by the East Side Club you can see it.

Alderman Thibault asked didn't it also go under the Verizon Arena.

Mr. Sheppard replied no, it doesn't go under the arena. It goes down through the Valley Cemetery and then I believe down Granite Street.

Alderman Thibault asked near where Muir Lumber Company used to be.

Mr. Sheppard replied right.

Alderman Garrity stated that having been said asked have the plans for the Beech Street Kindergarten been discontinued.

Mr. Clougherty replied with that location we consulted with the School District and decided that we would discontinue with that location.

Alderman Garrity stated I guess it's my understanding that the School District wants to probably do something at Bakersville.

Mr. Clougherty replied that's our understanding as well. We're trying to work with them to try to get some definitive direction on what we want to do at Bakersville.

Alderman Garrity stated I've talked to some folks up on Bridge Street and apparently they're waiting for some numbers from your folks about a two to three room addition down at Bakersville. I think it's imperative that we get those numbers up to Bridge Street ASAP because after March 1st we're going to lose that dough, it's \$700,000 plus...we need a plan into the State by March 1st.

Mr. Sheppard stated the schedule...we've got some correspondence...we're not too sure...we believe what you say is March 1st...we've got some other paperwork from the State that has different dates.

Alderman Garrity interjected maybe Mr. Beaudry could help with that.

School Committee Member Beaudry stated he's tried to get in touch with the School District...

Alderman Garrity stated I've called them...Nancy Tessier today and asked her. I made a personal phone call to her and asked her if they had gotten numbers from you folks.

Mr. Sheppard stated our contact is Ron Chapman and I've tried to set up a meeting with Ron to set up the scope of this project so we can put together an estimate for this work and until we have the exact scope of what they're looking for we can't put together that estimate. We want to do that as soon as possible and I understand Ron is going through the budget process.

Alderman Garrity stated, Mr. Chairman, I think it's imperative that we send a directive to somebody up on Bridge Street or whomever that these meetings have to take place preferably before February 1st because that only gives us a month to put some plans into the State before we lose the bulk.

Chairman Herbert stated that is on our agenda at Building & Sites on Monday and we expect to have a proposal going forward to the full BOSC at the February meeting.

Alderman Garrity asked is the School District waiting for numbers from the Highway Department...some ballpark figures type thing...after this process it goes to Building & Sites, is that right. Does it ever come back here.

Chairman Herbert replied once the funding is approved by the Board of Mayor and Aldermen then it becomes the purview of this committee to oversee the construction.

Alderman Garrity stated I'd just hate to see the City lose that grant, I think it's important and we're only five weeks away. I don't know, Mr. Beaudry, is it March 1st that...

School Committee Member Beaudry replied I went to see Ron Chapman today just to find out how things were going on that project and I didn't get to see him because he was extremely busy over the budget, but my understanding is I haven't heard anything different than the March 1st date, at this point. If anything has changed they haven't relayed that to me and they know that I'm very interested in that project. So, I would assume that they would get a hold of me, I would hope they would let me know.

Mr. Sheppard stated what I will do...I have had a hard time getting in touch with Ron, I'll give Nancy a call tomorrow morning and maybe she can give us a better idea of the scope of the work and get together and maybe we can sit down with her...as long as the School District...Ron has always been our point of contact and I don't want to circumvent Ron.

School Committee Member Beaudry stated Nancy is actually the one that spoke to me and said that the project was moved from Beech Street and now the focus is back on Bakersville.

Chairman Herbert interjected could you please address the Chair. We're pretty loose about it, so I'll let it run, but normally try to address the Chair and we go forward that way. Thank you.

Alderman Thibault asked, Kevin, are you in agreement with some of these dates or is this something that is new to you.

Mr. Sheppard replied no, we're familiar. We've been talking about these dates. We knew something had to be done for March...we've pushing for Beech Street...ran into problems and we realize our backs are up against the wall, but it's our intent not to lose that money. We realize that that money has been there for a while. But, I'll give Nancy a call.

School Committee Member Paradis stated I would just like to reiterate what Mr. Beaudry said, also what Chris said, also what Michael said...I spoke to Nancy, it was going to be a million dollars more if they had to do that brook, if they had to do any changing over there...a million dollars more plus the \$750,000...does that sound right. So, that is way out of our ballpark.

Mr. Clougherty stated it is all of that million dollars.

School Committee Member Paradis stated it was going to go to Bakersville...we had received a letter about a month ago from Mr. Egan at Bakersville and what I understand is it has to be in by March 1st, so I don't know where anybody has come with any other...that is the only date I've heard too and boy, I'd hate to lose it. I'm thinking if we could push...if you could push the numbers over and Mr. D'Allesandro was involved in that originally...do you know what I mean...if maybe he could expedite something, Lou D'Allesandro...because four years ago when this was brought up about Bakersville three and a half to four years ago and then it was talked over and talked over and decided not to and whatever and then all of a sudden now it has to be done. We don't want to lose the \$756,000.

Chairman Herbert stated I am sure the Highway Department and the School Administration staff are well aware of the importance of this.

School Committee Member Paradis stated I just wanted to reiterate that...I didn't hear any other date except March 1st also so it's good if you're checking with Ron because he's the one that's been doing all of that actually...he's been taking care of all of those.

Chairman Herbert stated if we in fact do define the scope of work Monday and then it goes to the School Board and passes on whatever the date is for the first School Board meeting, so you have well-defined scope of work are you going to have any difficulty meeting a March 1st date in terms of providing them with sufficient material so they will be satisfied we have a plan.

Mr. Sheppard replied that is what I need to find out from Ron and Nancy...what do they need for March 1st. I believe they may just need a conceptual plan or estimate and if that's it that's all they need then I don't think that would be a problem.

Alderman Garrity stated speaking with Nancy...basically that's what she said she needs. She needs a conceptual plan, just some ballpark figure type stuff, just something that can be presented to the Building & Sites Committee and the Board of School Committee as a whole.

Mr. Clougherty stated that's no problem whatsoever. Putting that together in a week...so long as we know what we're doing. Right now, there's a lot of speculation...I've heard portables at Beech Street...currently there are portables at the location that we're talking about putting this addition at Bakersville...are those staying, are those going, are they getting moved. Those are really the types of

things we need to know. Are there two classrooms, are there three, what are the square footages there, where are we anticipating tying into that building, are we going to have bathroom facilities there, those types of things we really need to know.

Alderman Garrity stated I don't know why I know these answers and you folks don't, but the portables are going apparently, I guess Mr. Beaudry has been told the same thing and it's a two to three room addition, right. So, obviously, there's some problems with communications. I don't know how we solve this problem because I think it is a problem, I think it's something that really needs to be addressed within this week.

Chairman Herbert stated so noted.

Alderman Garrity stated maybe we could do a follow-up together or something like that or something tomorrow with the School Administration.

Chairman Herbert stated I think the School Administration is very aware of what they have to do. I think the deadline for the professional staff on both sides is Monday night and then Monday night that is when we can take care of business from our perspective.

Alderman Thibault stated, Kevin, please keep us apprised of exactly where that is at.

Chairman Herbert stated before we get into what is or what is not in the plan...

School Committee Member Paradis asked will February 11th have to be okayed by the full School Board.

Chairman Herbert replied that would be my intention.

School Committee Member Paradis stated because we had already okayed the funding...Mike and I didn't but the other members did...okayed the Beech Street.

Chairman Herbert stated this issue is number one on our CIP listing, so I don't anticipate any problems with the School Board backing off on its number one priority.

School Committee Member Paradis stated that's true, so long as we get it in there on time.

Alderman Garrity stated this is my last comment on it. I think there is going to be some confusion because I just hope that nobody thinks that Beech Street is still a go and now we're talking about Bakersville. I think maybe there needs to be some communication out to the Board of Mayor and Aldermen...not so much the Board of Mayor and Aldermen, but the Board of School Committee saying these are our priorities and this is what we're going to concentrate on...Bakersville School. I know about it because it lies in my ward and Arthur knows about it because it lies in his ward, but I think there's some confusion between the City staff and the School Administration staff of what our plans are and I just want to make it a priority that we straighten those plans out and try to move forward by February 11th and I would appreciate that.

Chairman Herbert stated so noted. I think that says pretty much what everybody feels.

Alderman Garrity asked, Mr. Chairman, is there a motion that's in order to be sure that this comes in front of whichever committee it needs to go before.

Chairman Herbert replied if you want to make a motion on that particular item there were a whole list of things here and I didn't know if there were some other things they wanted to discuss.

Alderman Garrity stated okay I probably should have left it to the end, but since we're on Beech Street that is why I brought it up now.

Chairman Herbert asked what's your idea of a motion.

Alderman Garrity replied my idea of a motion is that this project...I don't know if I can make the motion as an Alderman, but I would like to see this proposal come into the Building & Sites Committee no later than...and also the Joint School Buildings Committee no later than February 11th.

Alderman Thibault interjected I think that motion is probably better on the Board of Mayor and Aldermen than on the School Board, am I right.

Chairman Herbert stated we're having this discussion because we're apprised of the projects that are being considered, but the Joint School Buildings Committee really kicks into gear once it's approved by the Board of School Committee and funded by the Board of Mayor and Aldermen.

School Committee Member Paradis stated as far as your concern, Mike, I think as long as we...Arthur, myself and Chris as members of Building & Sites and that will be next Monday correct that we are having our meeting and that will be thoroughly discussed and hopefully if you people could bring...are you going to be able to attend that meeting next Monday.

Chairman Herbert replied somebody is certainly going to be there either Tim or Kevin or both.

School Committee Member Paradis stated so when we get it through Building & Sites and get it through the full Board, I think most of the Board, I believe is aware of this because Nancy has been telling different members as myself because we're concerned.

Chairman Herbert stated I don't think it's going to be a surprise when it finally gets to the School Board.

School Committee Member Beaudry stated if it's appropriate to lock one Board into the other, I would entertain a motion that the recommendation from Joint School Buildings is that this gets on which is already is on the agenda for the School Board Building & Sites for the 28th and that it gets to the full Board on the eleventh and have this committee recommend...

Chairman Herbert stated I think the motion should be that the Joint School Buildings Committee urges the School District to proceed with the kindergarten proposal in time to gain the funding. In other words, I don't want to say March 1st because I'm not exactly sure what the legal date is, but you can recommend or urge...that's the motion I would entertain and I think that's the appropriate one, if you want to do it.

Alderman Garrity moved to urge that the School District proceed with the Bakersville kindergarten proposal in time to gain funding in a timely manner. School Committee Member Paradis duly seconded the motion.

Chairman Herbert asked are there any other items on the list the members may have questions on.

Mr. Sheppard stated what I will do tomorrow is contact Nancy Tessier...if we get our answers from her by Monday night's meeting we'll have an estimate for that. If this was an issue for her I wish she would have called me. I realize that I could have called her, but our contact has always been Ron Chapman.

Alderman Garrity stated it's not what you did, I think it's a lack of communication and confusion of where the kindergarten proposal is going to go.

School Committee Member Beaudry stated not to defend Nancy Tessier but her father just passed away so there was a lot of issues that were going on and I think she's aware of what's happening. As of this week we talked and she knows that Bakersville is going to be...not the new site, but back to the Bakersville site and the only thing is...this is the first time I've heard of three rooms, it's been two rooms but if three rooms can get into that space what we want to do is get that trailer out of there which is costing us \$12,000 a year and put a fixed building on that site where the trailer is.

Chairman Herbert stated I have a question on this list if we're done with Bakersville.

School Committee Member Paradis stated you're talking about the list, the memorandum, is it the listing that says anticipation of the CIP allocation. For the record, could I just have Beech Street School Kindergarten changed to the Bakersville School Kindergarten because this is as of January 16th or could you make an addendum to that or something...the recommendation be changed from Beech Street School Kindergarten Classroom Addition to Bakersville School Kindergarten Classroom Addition.

Chairman Herbert stated noted for the record, but the issue is going to be decided obviously over at Building & Sites and the School Board until it gets back to the Aldermen and they'll determine what the funding can be.

Chairman Herbert stated I have a question and again this is a good example of how this committee talks about things that aren't really in front of us yet, but we do act...the discussion on the other side is back and forth, but on the high school renovations there was a million and a half or \$1.7 million after we whittled things down on the high school projects, I believe it was either 6 or 7 but we didn't get into specific projects, we just had a money figure. Is there going to be any reference to specific projects made Monday night by any chance.

Mr. Clougherty replied we weren't planning on providing a reference to that \$1.8 on Monday night. I don't remember specifically the way it was left at the last Building & Sites meeting but that was basically for projects that were to be identified in the future. The nature of those projects was really never discussed, so I haven't put together any lists. I believe that the committee's intention was to use it for high schools, is that correct.

Chairman Herbert stated remember it started out at \$2. plus and then we reallocated some funding to different projects which is all we wanted to do, we wanted to prioritize and try and get...and it came out of the high school chunk, I think we've got it down to \$1.8, \$1.8...but my thinking is there were projects that were listed in various reports and have been discussed and I was just wondering if anything exists out there that...

Mr. Clougherty stated for Monday I could prepare a list for you that would recommend projects for all three of the high schools, I could prioritize that list. I would footnote that with I'll prioritize that list with those projects that I think are both most noteworthy of being done as well as the most executable. We're extremely late...

Chairman Herbert stated if it's not executable then it doesn't make a lot of sense unless we're going to roll the project, fund it and roll it into another cycle which we've done before.

Mr. Clougherty stated I don't think it's a bad idea to identify the projects right now as long as we're up front with the fact that we don't know we can execute all of those during this coming summer, the calendar year '02 summer and there may be some projects where we're doing a substantial amount of work during the summer of '03.

Chairman Herbert stated I would just like a quick snapshot of projects that we should be focusing on and then we'll make some decisions Monday night.

School Committee Member Beaudry stated being new...the priority list, I assume this is a priority list...who set up the priorities and how were the priorities established.

Chairman Herbert replied this was set up by the Building & Sites Committee and voted by the School Board. What you're looking at is a list that has been approved by the School Board.

School Committee Member Beaudry stated I would assume this is the priority list from top to bottom.

Mr. Clougherty stated this isn't the prioritize list.

Chairman Herbert stated this doesn't correspond to what we voted on at the School Board.

Mr. Clougherty replied no, it's not in any priority. You'd have to go to your School Board's priority list that was submitted to the CIP Committee.

Chairman Herbert stated it's close.

School Committee Member Paradis stated it is close, specifically the first one.

Mr. Clougherty stated I'm not saying it's not close but I didn't verify that these are in priority order.

Chairman Herbert stated these projects appear to be very close to what the School Board has already approved.

School Committee Member Beaudry asked how do you get something on this list this year, it's too late to get anything on this list this year.

Chairman Herbert replied it's late in the game. If you want to bring it to me and we'll discuss it, the feasibility of it. What you have in mind may fit under a subcategory that's already there by the way. This is just FYI.

Mr. Clougherty stated it's just informational, these are the projects...if the FY03 CIP is allocated as requested by the School District these are the projects that I'll be reporting on in the upcoming year.

Chairman Herbert addressed item 6 of the agenda:

6. ADA Accessibility/School Elevators --
Parker-Varney Elevator/ADA Improvements
 - a) Project Financial Report (attached); and
 - b) Architect's Status Report (attached).

Mr. Clougherty stated I believe Mr. Matuszewski from CMK is here to talk about that, do you want to talk about that, Fred.

Mr. Matuszewski stated the project is complete with the exception of the final walkthrough by Highway, the work is complete.

Chairman Herbert asked are we going to accept this tonight. Is there anything in here.

Mr. Clougherty replied you can vote to accept it tonight or you can wait until next month when hopefully I'll be able to gather all of the various signatures that are required.

Chairman Herbert asked would you prefer that we wait, it doesn't matter to the committee.

Mr. Clougherty replied why don't we hold off until next month to formally accept it.

Chairman Herbert addressed item 7 of the agenda:

7. NORESCO Performance Contract --
 - a) Project Financial Report (attached); and
 - b) Project Update (attached).

Chairman Herbert asked can you add anything to this report that would explain it to us.

Mr. Clougherty stated the NORESKO contract is complete. The only outstanding issue is an Operation and Maintenance Agreement (O & M) they need executed for ten years for the system. You may remember that O & M was originally in the contract price of roughly \$3 million and it was determined by the City that that was operation and maintenance and that could not be bonded. So, that was taken out of the bond and it was decided that the School District where it would be charged back to them directly. They would enter into an Operation and Maintenance Agreement with NORESKO for the system and have been working with Ron Chapman over the past year to try to get that contract executed.

Chairman Herbert asked is there a deadline associated with this contract.

Mr. Clougherty replied NORESKO's not happy that it's not executed yet.

Chairman Herbert stated from their perspective it should have already been done. So, we haven't yet hired somebody...NORESCO being...

Mr. Clougherty stated they are performing the work and the School District has actually been making payments per the O & M Agreement although it's just not formally executed. Until that agreement is executed we cannot close this project out.

Chairman Herbert stated that's interesting information, remind me of that will you. We need to get that to Building & Sites and then up to the School Board.

Mr. Sheppard stated that contract should be closed, it's a year, a year and a half since the work's been completed.

Chairman Herbert stated I will discuss that with Mr. Chapman and see if we can't get it going.

Mr. Sheppard stated I believe it's been some question as to whether the School District should enter into the Operation and Maintenance Agreement because we're the ones who are actually verifying that NORESO is doing the O & M on the system, but ultimately the School District is the one that pays for that, so they should be the ones executing the contract.

Chairman Herbert asked is there a difference of opinion about that.

Mr. Sheppard replied I'm not saying there is, I've been trying to work with Ron, it's just that we have never really connected and sat down and discussed it in detail, but maybe if Building & Sites wants to we can discuss it and come to some resolution.

Chairman Herbert stated we're getting the service now on a pay as you go type of basis, is that what's going on.

Mr. Sheppard stated they've been doing the service, they've been doing the O & M and the School District has been paying on a yearly basis for the contract. Like I said it's just never been formally executed.

School Committee Member Beaudry stated can I ask what exactly are their duties and what the contract would entail.

Chairman Herbert stated before we get into that, I don't think we have the right person here to answer those questions. We'll bring that up during Building & Sites when we have our side of the negotiation party present.

School Committee Member Paradis asked would that be under other business or are you going to put it on the agenda.

Chairman Herbert replied I'll talk to Ron tomorrow and see if...we have a pretty full plate on Monday. Is there an urgency to this.

Mr. Sheppard replied it's something that's been out there for over a year and a half, so it's not something that has to happen.

Alderman Thibault asked, Kevin, is that work that was performed on a school, some contract that put out and the work was done and this is something that's pending beyond that, is that what we're talking about.

Mr. Sheppard replied what was performed was \$2.6 million worth of work that all of the schools...energy efficiency measures...lighting.

Chairman Herbert stated, Hank, I think we need to get a handle on it on our side and then we'll be able to report to this committee and the School Board.

Chairman Herbert addressed item 8 of the agenda:

8. Roofing Projects – Manchester Schools –
 - a) Project Financial Report (attached); and
 - b) Consultant's Status Report (attached).

Mr. Clougherty stated as you can see in the report we're wrapping up most of the roofs that were under contract this summer...the McDonough roof is complete, the Parkside Middle School roof is complete and the Central High School Industrial Arts Building roof is complete. We're working on documentation on the latter of those three. The only thing we have left to do at Parkside is to put on some new exhaust fans and McDonough Elementary School is 100%.

Chairman Herbert stated now we have...oh, there's that famous \$447,546...are we going to roll the total available contingency...how does that factor...have we got that encumbered for projects that \$447,546.

Mr. Clougherty replied that isn't currently encumbered. Right now, we're going through design on the Central Classical Building, the Central Practical Arts Building, Hallsville and Wilson as well as...

Chairman Herbert stated just so that this committee understands and I understand too...maybe I shouldn't even broach this subject, but \$447,000 is the contingency fund...ideally, I would like to keep it in this area and if necessary roll it. Can we do that. I'm talking about the School District side now, these monies have been appropriated for these projects.

Mr. Clougherty replied as you can see under the Central Practical Arts reroofing and repointing of brick walls...the estimate on that is \$360,000 from our consultant. Our consultant is under contract to provide design services for that, those design services are about 80% complete and we'll be going out to bid in the next three to four weeks for that project and that contingency...

Chairman Herbert stated so the \$447,000 essentially...what you're saying from a practical matter is going to be simply a Practical Arts project.

Mr. Clougherty stated it will be used on one of those projects listed. I'm not sure if it will go to the PA Building, that will happen to be my recommendation that it will go there; that will be the first one on our list. So, the balance of the projects...we'd be looking to fund through the FY03 requested monies.

Chairman Herbert asked when is that going to come up to the School.

Mr. Clougherty stated it already has.

Chairman Herbert stated you're going to make a recommendation at some point...\$447,000 doesn't cover all of these things.

Mr. Clougherty stated no, it doesn't. Once a project's bid then I will be coming to this committee to have you concur on the project award. The \$447,000 is a balance in that account right now.

Chairman Herbert stated the relationship with this to the CIP cycle is what, funding wise. You've got some projects here that we would like to get done, they're already identified.

Mr. Clougherty stated that is correct and the way that I identified it on the CIP list was that there was a balance in the FY02 bond in an "X" amount and I also put in the amount of the other roofs that we want to do that are listed here, subtracted the contingency amount and that was essentially our request for FY03.

Chairman Herbert stated the relationship I wanted to get straight in my head.

Mr. Clougherty asked does that make sense now.

Chairman Herbert replied it makes more sense to me now, I just needed that explained to me.

Alderman Thibault stated aside from that you spoke about the Parkside School just a minute ago about the roof. Now, there was also some damage in the auditorium ceiling and I've had several calls on that. I wonder if you could look at that and see that it's fixed up. I guess there are several tiles in the ceiling of the auditorium that have been damaged by that roof, I guess.

Mr. Clougherty stated I can look into it. I'm not sure.

Alderman Thibault stated evidently it's pretty bad because I've had several calls on it, so I would like you guys to check the auditorium ceiling tiles up there because there are some that are pretty badly stained or damaged and see if we can do something about that.

Mr. Clougherty stated in the middle school gymnasiums, just so you'll know...Southside, Hillside, Parkside...those ceilings get beat up pretty badly...they're drop ceiling, in a gymnasium and get hit with the kick balls and the basketballs and it's really a poor design there.

Alderman Thibault stated they're talking about weather-related problems as I understand that and I haven't been down there to look at it which normally I do, but I haven't been there. Could you just check it out and see if it's something that's related to the roof and let's fix it at the same time.

Mr. Clougherty replied sure.

Alderman Thibault stated they're talking about the auditorium ceiling. Is that where basketball is played.

Mr. Clougherty replied yes, it's like a multi-purpose room. The auditorium is at the end of the gymnasium.

School Committee Member Beaudry stated I don't know if this is the time to bring this up but I was going to bring it up at Building & Sites again. When I look at the cost of all of these roof jobs that we do and I know that these gentlemen had been fairly new, but it seems like we've had roofing problems in this City on every building, on every new construction and I just spoke to Mr. Clougherty about do we hold money back...MST...that roof was leaking from day 1 basically and now 20 years later they've got to replace it. We've had problems on-going with these roofs and if we're going to hire contractors I would like to make sure that when they leave we have enough money held back...I know some of these problems

don't come until maybe a year or two down the road, but still it seems like when it comes time to have them come back and repair problems that occurred because of shabby work or whatever they've done they're either gone out-of-business or the contractor doesn't have any more...

Chairman Herbert interjected, Arthur, all I can recommend is that you keep your eye on that...you'll get plenty of time to talk about roofs. We've been through...roofs are one of the more problematic parts of construction, they're kind of tricky we've found, we do have hold backs, the staff always withholds money until we are satisfied with the project. We've made some changes in supervision of projects which has helped us, so yes, your observations are accurate but we have been doing things to correct some of the issues we've had in the past...I'm sure they'll pop up again but we don't close out a contract until it's signed off by...you'll see at the next meeting.

Mr. Clougherty replied there is one form at the end from Phase V of Central High School.

Chairman Herbert stated we have seven signatures before anything goes out and that bill is paid in full, we keep money back.

School Committee Member Beaudry stated one more thing before we move on...it says Central Practical Arts, Gale Associates estimate \$360,000 but yet it says budgeted \$150,000...can you tell me what that means. Are they saying that it's going to cost that but all we have is \$150,000 budgeted.

Mr. Clougherty stated when we initially looked at budgeting that particular project we were not only off on our estimate, but also the scope of work. Some of the problems that were causing leaks were not only due to the roof membrane they were also do to some inferior cavity masonry walls, so we're going to have to repoint masonry walls, we're also going to have to install some thru wall flashing, we've also expanded the project to include the auditorium roof, the very top of the fly grid at the top of the auditorium as well as some of the repointing and resealing of the brick on the east elevation. So, from the initial estimate I'm not exactly sure when that was made. We've refined our scope of work to make a more complete project so we can take care of the leaks associated with the Practical Arts Building in its entirety and not just the membrane that's over the classroom section.

Chairman Herbert stated as a rule this committee...a lot of these things are dynamic in a sense. We start out with an idea as to what they identify areas that they've known need to be fixed and then it goes through the political process and

sometimes that can alter it or expand it more often than not the scope of work and they have to respond to that desire. So, the numbers will change and along the way we have to make decisions both here and also...but, mostly on the other side because that's the list that it's made for funding...some things get dropped off entirely, other things get expanded, we finally come to a decision and then it comes essentially to the Aldermen, they fund it and then these guys put out the contract and then we're dealing with very specific projects and that's when in lands in our laps here and our real work begins...we have to make sure that it's done as it was suppose to be done. When you get into it and I know you will you'll find out all sorts of interesting things, but believe me if everybody keeps a level head work gets done, we get it done within budget and it works out pretty good.

School Committee Member Paradis stated I would just like to mention that either Alderman Thibault or Alderman Pinard a year ago mentioned about the warranties and where are those kept and if they are every looked at whenever there's a problem, which I'm sure they are looked at.

Mr. Clougherty replied the warranties are kept at Building Maintenance Division, they're physically kept there, we also have a database that documents when roofs are replaced, what sections of the roofs, what the time frame was. In addition to the manufacturer warranty which just covers material there's also a workmanship warranty associated with that where you call the contractor directly and the contractor comes out and takes care of that, so we're aware of where we stand with our warranties and what they cover.

School Committee Member Paradis stated where we've had problems with MST evidently in the beginning they didn't look at the warranty back in the 1980's and then perhaps they were a 10 or 20 year warranty but weren't look at at the time and the leaks started coming and have gone practically everywhere in the building, but I remember one of the Aldermen bringing that up...are those looked at by anyone in the department and that was a good question because we had so much trouble with Bonnet Page & Stone and then when they finally came it was the design of the building, it wasn't really the roof itself, correct.

Mr. Clougherty stated I'm confident we're looking at the roof warranties and we're sticking with the contractors to make sure they're meeting the standards that we require as far as quality construction just as Ms. Paradis brought up...the McLaughlin Middle School is a perfect example of that...Bonnet Page & Stone had been paid, the roofing contractor had been paid...they stepped to the plate and addressed the problem and it wasn't their problem it was the architect's problem and did a great job with that and we're happy with that at this point.

School Committee Member Beaudry asked on that note did the architect end up picking up the cost of the repairs.

Mr. Clougherty replied he did. To the best of my knowledge, he contracted directly with Bonnet Page & Stone to have that done.

Chairman Herbert addressed item 9 of the agenda:

9. McLaughlin Middle School Addition –
- a) Project Financial Report (attached); and
 - b) Architect's Status Report (attached).

Mr. Clougherty stated as you'll see from the report the project is going very well. We're about 97% complete at this point. The second floor is complete and I believe the contractor has completed punchlist items on the second floor. We are experiencing one problem on the first floor that is going to delay the actual turnover of the building on that and we've come to some resolution to the problem and we're hoping to have full completion by the end of March, it was a problem to do with the concrete floor slab in the classrooms. There were problems with the actual finish of the slab, there were some areas that the contractor claims is slab curl which means that concrete moves up along corners and control joints and there are some irregularities in the finish so we've been going back and forth with the contractor, actually the engineer has been going back and forth with the contractor trying to determine cause and effect of the problem and also remediation of it. So, I'm pretty confident that we've come to an agreement where we stand with that and we're moving forward with completion one way or the other. But, that's delayed us a little bit, about three to four weeks.

School Committee Member Beaudry asked how are they going to tile on top of that if they have the irregularities of the concrete, I assume they're going to be throwing tile on top of it, right.

Mr. Clougherty replied the irregularities will be addressed, they are being addressed.

School Committee Member Beaudry asked will it compromise the tiling when it's laid down.

Mr. Clougherty replied no it won't and from the flooring contractor we have something that tells us it won't.

School Committee Member Beaudry stated when I went through the building the other day with the principal...actually, it's a nice looking building but right where they're joined they haven't tiled that area, is that just because of footwork...people going back and forth...I noticed there's probably a ten foot area where the old building and the addition meet there's no tile in that area.

Mr. Clougherty replied the flooring contractor is scheduled to be back on site on Friday. Just so we're all on the same page the project isn't scheduled to be complete until the end of June, so we're four, five months ahead of schedule as it stands.

Alderman Thibault stated Art brings up a good point. After this problem is supposedly cured, if you will, before they put the tile down...what kind of a warranty do we have beyond that as if it was from the beginning without the problem. Does the warranty keep going or guarantee or whatever.

Mr. Clougherty replied there's a Workmanship Warranty that runs for a year or two or three or five depending on what the specifications say. In this situation it would be a year and beyond that we have what's called a Performance Bond which is from a bonding company that tells us that the contractor that we've hired is a reputable company, we guarantee their performance and if there's a problem with their performance on any aspects of the work we can file a claim with that bonding company as to the performance of the work and they're required to come back and fix it or the bonding company will pay us to hire someone else to fix it.

Alderman Thibault asked could you do that even after this repair has been done.

Mr. Clougherty replied you can do it after that repair, you can do it anytime within the period of the Performance Bond and it's typically in the 7 to 8 year time frame.

Alderman Pinard stated when we had the problem (the floor) at McLaughlin School last year was that this type of a situation you just mentioned here.

Chairman Herbert replied that was the wood.

Mr. Clougherty stated we didn't need to resort to measure of getting in touch with the bonding company...Bonnet Page & Stone, after some time, stepped to the plate and addressed the problem.

Chairman Herbert addressed item 10 of the agenda:

10. Central High H&V Phase 6 and Window Replacement –
- a) Project Financial Report (attached); and
 - b) Engineer's Status Report (attached).

Mr. Clougherty stated the project is coming up on substantial completion. The contractor is currently working on budget closeout and punch lists and as-built and operation and maintenance manuals...we're anticipating completion within 30 days or so on this project. The only major item yet to complete is the painting of the boiler room floor. He's issued updates to me on the punch list which was quite substantial and it's looking like he's about 90% complete on the punch list, so I'm confident we'll be closing this project out soon.

School Committee Member Beaudry in reference to the last page (Heating & Ventilation Improvements at Central and West) stated the third floor is still very difficult heating, it's either too hot or too cold...I know you tried to retrofit a new system in an old building and it's very difficult to do it, but my understanding is there is still a lot of complaints on the third floor of the James Building, I believe, it's either too hot or too cold and there's no way to regulate the heat up there.

Mr. Clougherty stated I'm unaware of that problem currently. There's no reason whatsoever that they should have those problems. The units are new or recently installed within the past five years, the boiler is new and all of the controls on the heating system are new.

School Committee Member Beaudry asked would you mind checking that out. My understanding is it's on the third floor and they're having a difficult time regulating heat...either its too hot or its too cold.

Mr. Clougherty replied I will check on that.

NEW BUSINESS

Mr. Clougherty stated I wanted to ask the committee to carry some balances forward from two projects in FY01 that we have balances on: the Green Acres/McDonough Asbestos Abatement Project where we abated the majority of McDonough School and the gymnasium at Green Acres School...there's a balance there of \$5,294.00; and the Electrical Upgrade Project that was done at Central High School and West High School...that amount is \$32,544.00; and the FY02 Green Acres Abatement a balance of \$29,097.00 and what I would like to do with those balances...I'll elaborate a little bit more on Monday at the Building & Sites meeting, but there is a situation at Beech Street School where we are going to have to do some remedial work to the food storage area and that is going to cost right

around \$38,000 and I would like to use these balances in order to address that and I'd like to earmark the rest of those balances to go to the flooring upgrade projects for FY03 primarily because the money was intended for schools, for asbestos abatement and we're going to have some asbestos abatement involved with those flooring projects. So, the balance of that I'd like to go to those projects.

Alderman Pinard moved to approve carry forward of balance as outlined by Mr. Clougherty. School Committee Member Paradis duly seconded the motion. There being none opposed, the motion carried.

Alderman Garrity stated in reference to the School CIP projects for this fiscal year asked can I just get a brief update on how those projects are going and are they continuing.

Mr. Sheppard asked are you talking Cash or Bond. Cash projects, I believe, typically I do have a summary here that I brought for my own information...those typically don't, I believe, report to this committee but at the present time there was \$964,000 approved in the School Board's budget for SCIP Cash projects. We've committed approximately \$481,000 and we've been requested by the School District (Ron Chapman) to put a freeze on the balance of the School Cash SCIP projects. For the approximately \$482,000 we have been asked to put a freeze on that \$482,000 worth of work except for architect and engineering fees for high schools which was going to go toward this coming year's projects. So, they put a freeze on about \$350,000 worth of work.

Alderman Thibault asked does he have the right to do that or should that go to CIP.

Mr. Sheppard replied this year the Board of Mayor and Aldermen chose to put the SCIP Cash into the School District's budget, so they control that money now.

Alderman Thibault interjected no wonder we're confused.

Mr. Sheppard stated the School District can choose to spend it, I believe, however they want.

Chairman Herbert stated traditionally this would go under Building & Sites but make your point I'm interested in your line of questioning, I just wondered what...

Alderman Garrity stated I wanted an update on School CIP funds and I guess my next question is can you freeze spending on allocated SCIP funds.

Chairman Herbert stated yes, the short answer is yes you can freeze them, just like the Mayor freezes on the City side hiring or anything of that nature...

Alderman Garrity asked don't those funds need to be spent on school projects rather than put into the General Fund budget.

Chairman Herbert stated it's an interesting question. We haven't really discussed that on the School side.

Alderman Thibault stated I don't think it goes into the General Fund. I think it stays in SCIP but it's probably just delayed. No, it goes back into the General Fund.

Mr. Sheppard stated I believe that whatever was put into their budget that they could reallocate those funds to another line item within their budget, but I'm not a hundred percent sure on that. It's probably a better question for the School Business Administrator.

School Committee Member Beaudry asked can you just enlighten the new members with what the acronym SCIP means and where that money comes from.

Mr. Sheppard replied SCIP was short for the School Capital Improvement Program.

School Committee Member Beaudry asked where does that money come from. Is that tax dollars or grant monies, federal money, state money.

Mr. Sheppard replied it comes through allocation of the Board of Mayor and Aldermen on a yearly basis. There's a SCIP bond which is bonded through the CIP project approved through CIP and then there was always SCIP Cash... approximately a million dollars...that was set aside for maintenance-type items; that started under Mayor Wieczorek about three, four years ago...a million dollars a year for maintenance-type items that typically had been put under the CIP, so therefore the money, the cash could be carried over from year-to-year, but this past budget year the Board of Mayor and Aldermen chose to put it into the School District's budget, so it needs to be spent in that budget year. If it's not spent... unless it's in the contract it cannot be carried over and if the School District chooses not to spend it for those projects I believe they may have the right to do that.

School Committee Member Beaudry asked I just want to know if that money is transferable, if the School Board wants to transfer it from SCIP to some other line item do they have the authority to do that.

Chairman Herbert interjected you're directing that question to the wrong party. This is something that we will discuss on the School side.

Alderman Garrity asked would you happen to have a list of SCIP Cash projects that have been completed this fiscal year and SCIP Cash projects that are not completed this year.

Mr. Sheppard replied I've got a list that I brought with me because I've got my file on Building & Sites and Joint School Buildings Committees I brought extra copies.

Chairman Herbert stated you can share them but I don't want to get into it, I don't want to get this conversation on a roll here at this point in time because there are a lot of questions and the right people aren't here to answer and I know where you're headed and if I'd a known that I wouldn't have allowed you to bring it up, but sure share it with the committee and this is all going to come out probably Monday.

Alderman Garrity stated I plan on bringing it up February 6th at the Board of Mayor and Aldermen meeting if those funds are frozen and put back into the General Fund because I don't think that's right.

There being no further business to come before the committee, on motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee